

Good Onward, Inc. Cannabis Facility

Minor Conditional Use Permit (CUP)

3192 Juniper Road

February 3, 2022

Conor McKay, City Planner
Planning and Economic Development

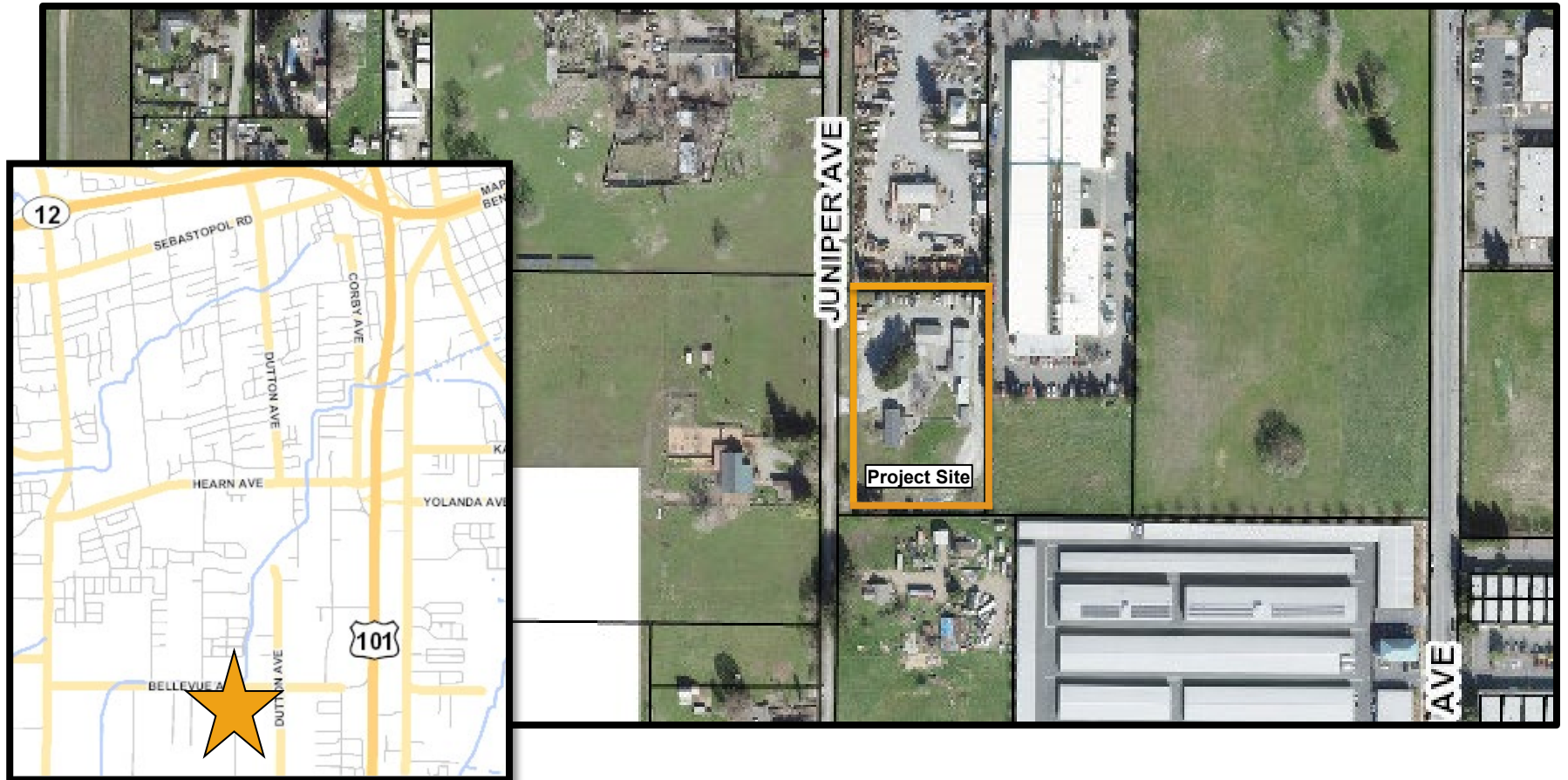
Existing Cannabis Facility (approved by PC)

- *Manufacturing Level 1 (non-volatile) and Level 2 (volatile) (9,836 sq ft)*
- *Commercial Cultivation (5,001 sq ft or more) (12,434 sq ft)*
- *Distribution (3,644 sq ft)*

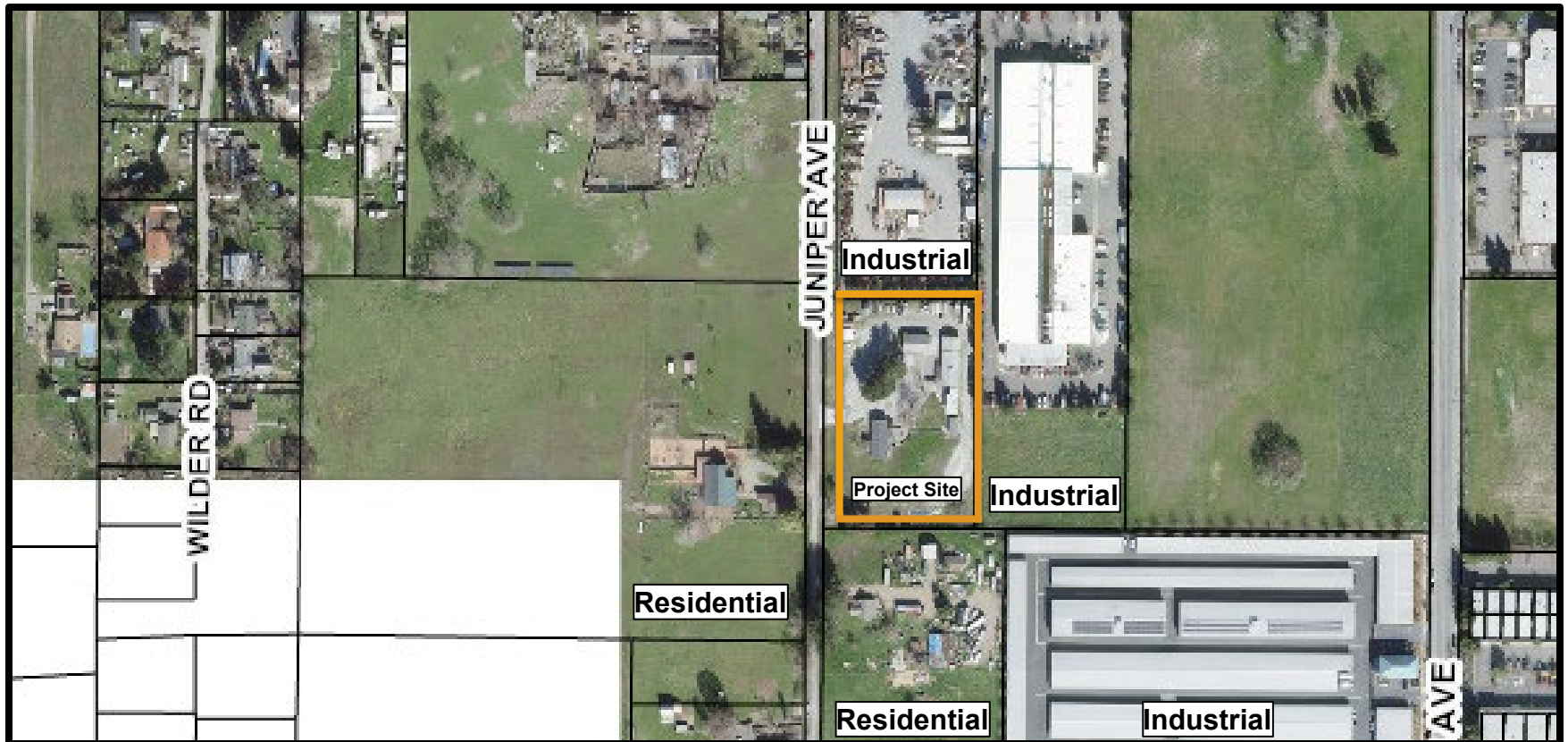
Proposed Modification

- Minor internal expansion of approved mezzanine area (4,958 sf to 9,906 sf)
- Minor Conditional Use Permit is required pursuant to 20-54.060

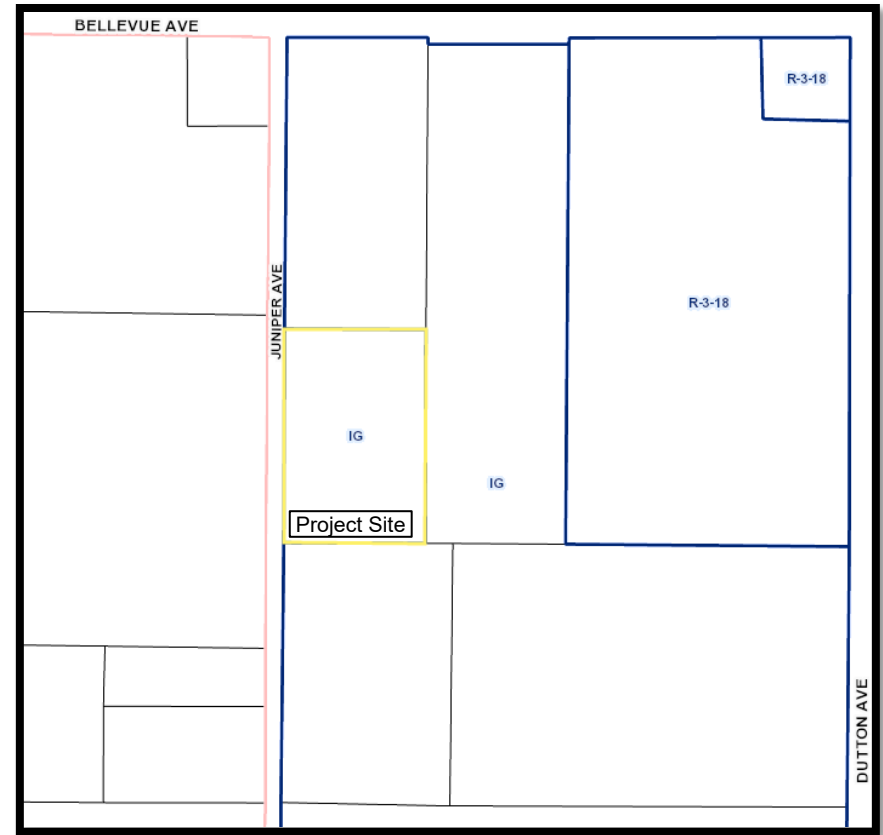
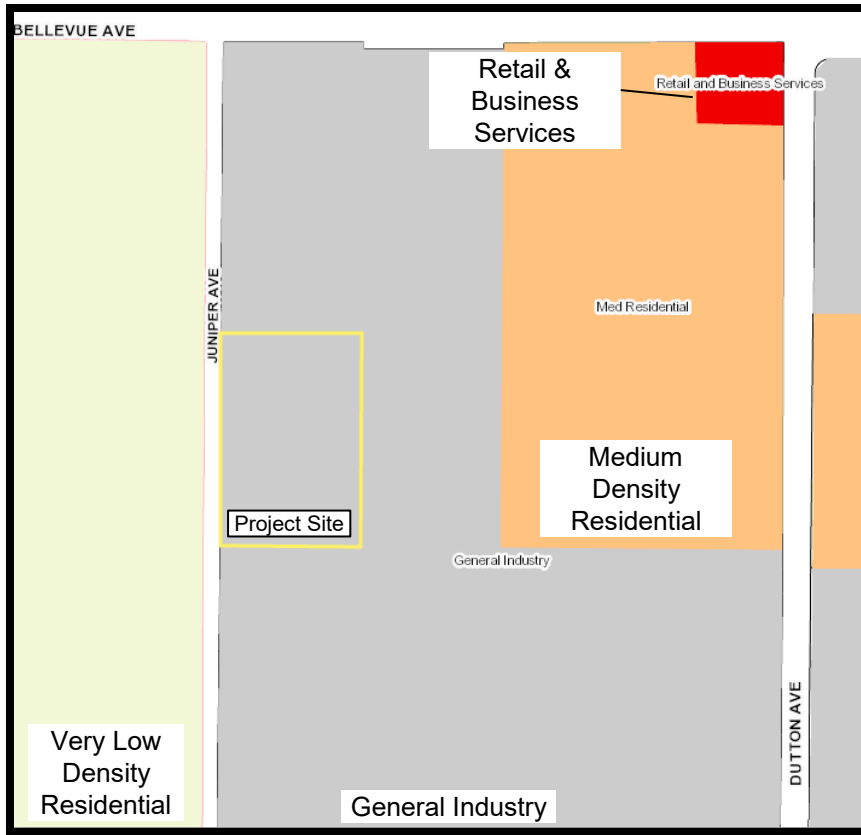
Project Location – 3192 Juniper Avenue



Neighborhood Context – 3192 Juniper Avenue



General Plan and Zoning Code

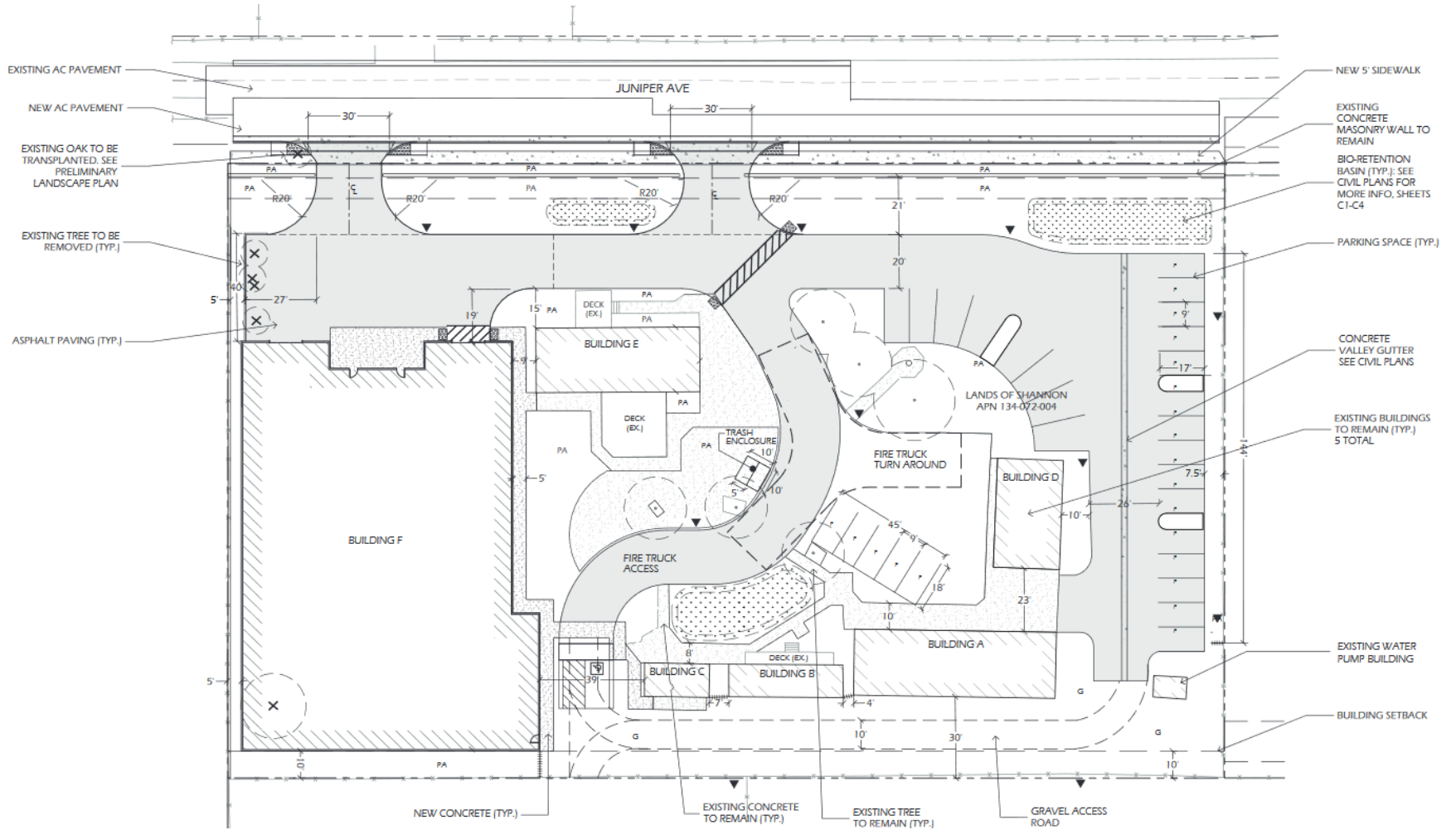


- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code.
- The proposed use is consistent with the General Plan and any applicable specific plan.
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in vicinity.
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

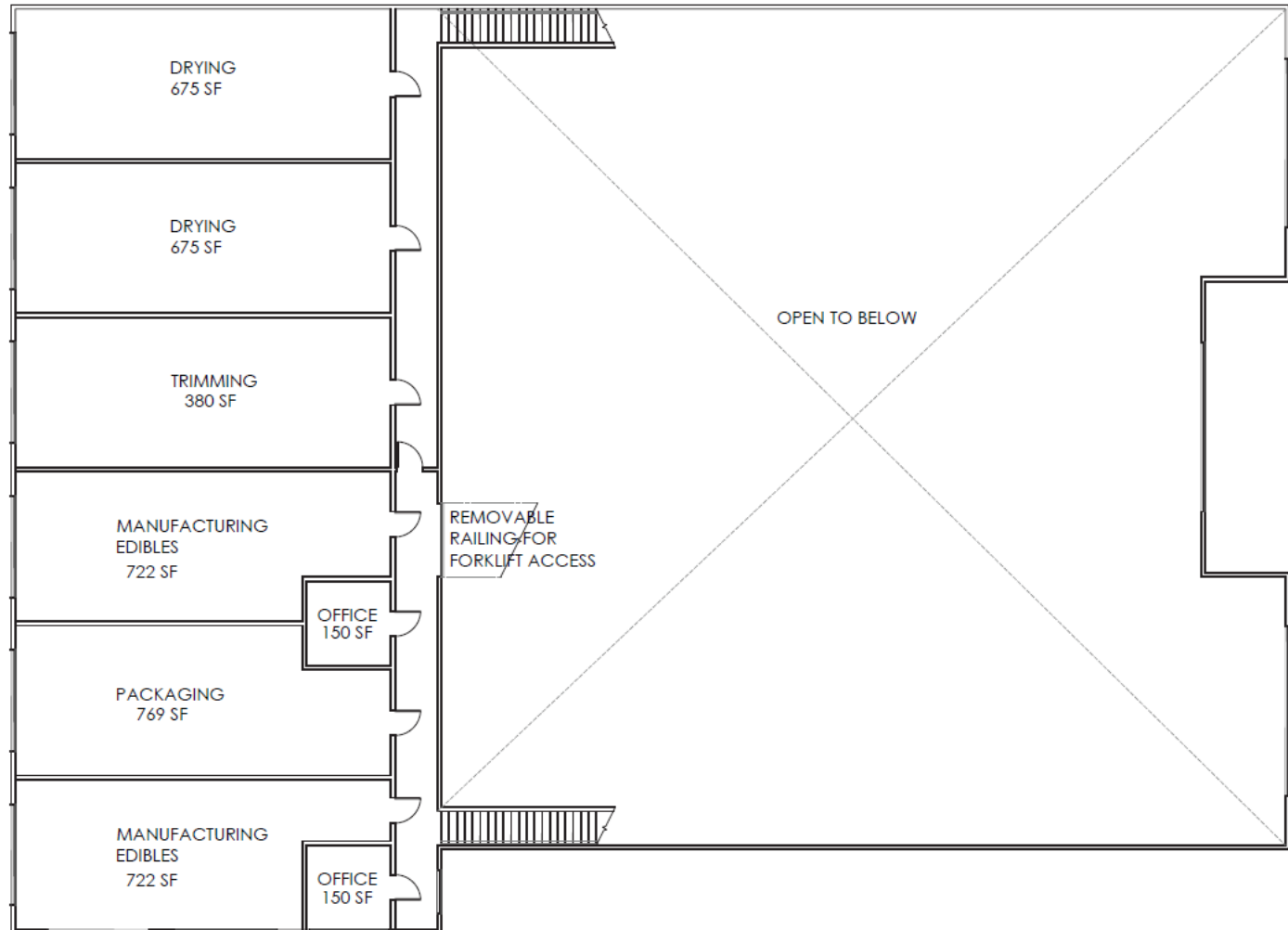
Proposed changes to the approved project:

- Are consistent with all applicable provisions of this Zoning Code;
- Do not involve a feature of the project that was a basis for findings in a negative declaration or environmental impact report for the project;
- Do not involve a feature of the project that was specifically addressed or was a basis for conditions of approval for the project or that was a specific consideration by the review authority in the project approval; and
- Do not result in an expansion of the land use and/or activity.

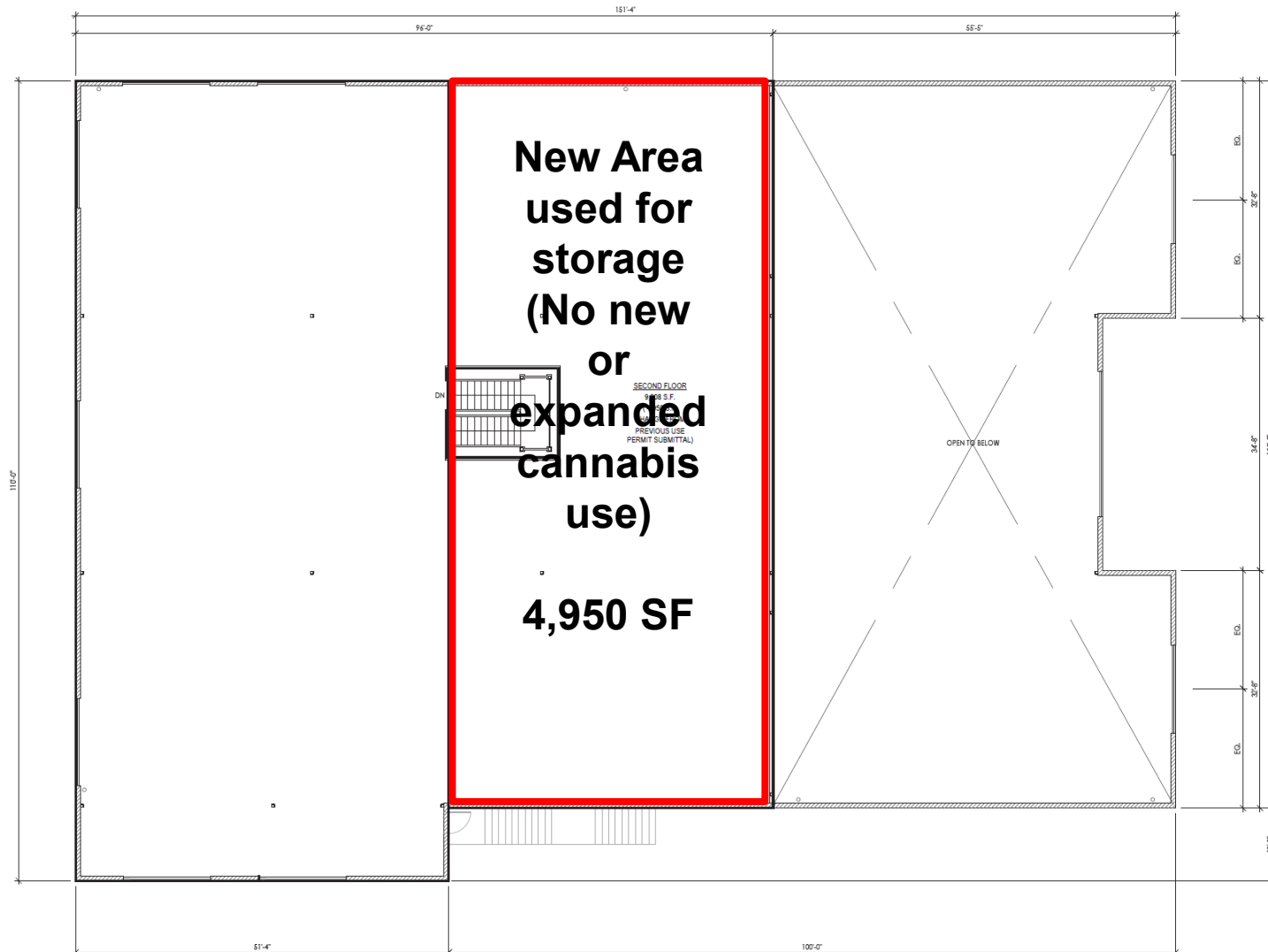
Overall Site Plan



Previously approved Warehouse Floor Plan



New Warehouse Floor Plan



Public Engagement and Correspondence

No public comments have been received regarding the proposal.

The project has been noticed in compliance with all applicable standards.

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a Minor Conditional Use Permit to allow the interior mezzanine expansion of 4,950 SF for storage ancillary to the approved *Cannabis Manufacturing Level 1 (non-volatile)* land use, resulting in no expansion of land use, for the property located at 3192 Juniper Road, File No. CUP21-073.

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